



VENDITOR

AUCTIONEERS



ONLINE AUCTION OF FURNISHED HOLIDAY HOME IN STRUISBAAI, WESTERN CAPE

AUCTION DATE:

FRIDAY, 20 DECEMBER 2024 @ 11H00

PROPERTY ADDRESS:

171 MUREX STREET, LANGEZANDT FISHERMEN'S VILLAGE

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**LIGHTSTONE &
LOCALITY**

VENDOR AUCTIONEERS

Property Details

FREEHOLD

171 Murex Street, Struisbaai, Western Cape

Estate: Langezand Fishermen's Village

Suburb: Struisbaai

LEGAL

Erf 3145

Town: "STRUISBAAI"

Mun: "BREDASDORP-SWELLENDAM DC"

Province: "WESTERN CAPE"

[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)

770 m²

LAND SIZE (CADASTRAL)

770 m²

LAST SALES DATE

2013/01/08



Struisbaai is an unbelievably picturesque coastal village located in the Overberg region of the Western Cape, South Africa. Just 4 kms from Cape Agulhas, Struisbaai is close to the southernmost tip of Africa. A deep-rooted fishing village which has many sights and activities to offer visitors. The old white-washed fishermen cottages at the entrance to Struisbaai are national monuments and have been restored into holiday homes today.

The spectacular white sandy beach which stretches all the way to Arniston provides endless views and is a good representation of what makes Struisbaai so striking to visitors. The quaint little harbour originally built in 1959 and expanded in 1990, is another great draw-card for visitors as it serves leisure boats as well as local fishing boats. Visitors can watch traditional fishermen bring in their daily catches and where fresh fish can be purchased. (www.struisbaai-info.co.za)



PROPERTY DETAILS

IMPROVEMENTS

This furnished holiday home is situated in the Langezandt Fishermen's Village in the heart of Struisbaai.

Langezandt is an exclusive 93-hectare beach-front estate, only 2 hours drive from Cape Town. Langezandt has become one of the most sought-after estates in the Western-Cape and Overberg Coastal Region.

The main dwelling offers 2 bedrooms, 2 bathrooms and a spacious open-plan living area and kitchen.

The guest cottage offers a bedroom with an en-suite bathroom.

The property further boasts with a lovely entertainment area that offers a built-in braai and separate bathroom (toilet & shower).

The entertainment area overlooks the swimming pool and garden.





TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 5% Deposit + Buyers Commission payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15733

Proof of payment: monique@venditor.co.za

Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



HOW TO REGISTER ON

www.venditoronline.co.za

Go to the online portal: www.venditoronline.co.za. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the buttons below to update

Outbid – Notification Alerts

Profile Details

Password

ID Document Photo

FICA Document

Banking Details

Proof of Bank Account

Proof of Payment (POP)

TV Licence *

*Only Required if you purchase a TV

Auto-Bid Function

Auto-Bid Function Explanation:

The auto-bid function allows the system to bid on your behalf.

It doesn't automatically place your highest bid but follows certain rules.

Example Scenario:

If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):

- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

Higher Auto-Bid:

If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.

The system always favours the user with the highest auto-bid for a specific Lot.

No Consecutive Auto-Bids:

The system won't automatically outbid someone if your auto-bid amount is the same as theirs.

Example 1:

Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.

Example 2:

If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

Important Note:

Regardless of the item's reserve price, you're responsible for your auto-bid.

If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.



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